



VILLAGE OF MARVIN

10004 New Town Road | Marvin, NC | 28173 | Tel: (704) 843-1680 | Fax: (704) 843-1660 | www.marvinnc.org

PLANNING BOARD MEETING MINUTES November 19, 2019 – 6:30 p.m. – Village Hall

AGENDA ITEM

1. Call to Order

Chairman Jones called the meeting to order at 6:30 pm.

2. Determine Quorum

Chairman Jones verified a quorum was present.

Board Members Present: John Jones, Michael Lavelle, Kelly Cates, Paul Cappiello, Mark Petersen, Tom Traub and Chris Smith arrived at 6:55 pm.

Board Members Absent: None

3. Adoption of the Agenda

MOTION: Mr. Petersen made a motion to adopt the agenda as presented.

VOTE: The motion passed with a unanimous vote.

4. Public Comment Period

No one signed up to speak.

NEW BUSINESS ITEMS

1. Discussion of the Minor Subdivision Application #19-12335 “803B Woodland Forest”

Mr. Rohit Ammanamanchi, Senior Planner/Zoning Administrator, presented his staff report. *(See attached staff report is hereby incorporated as reference into these minutes.)*

The Planning Board discussed the application in depth and made the following motion:

MOTION: Mr. Petersen made a motion to recommend to Council for approval the Application #19-12335 Minor Subdivision at 803B Woodland Forest with conditions. The motion was seconded by Mr. Jones:

1. The deed restriction conveys the new owners of lot 2.
2. The new owner of lot 2 agrees to maintain the existing gravel road in the same or in better condition as it now exists.
3. The new owner agrees to dedicate the cul-de-sac as a public right of way.

VOTE: The motion passed with a unanimous vote.

2. Discussion of Text Amendment for the definitions of “Dwelling” and “Kitchen”

Mr. Ammanamanchi handed out text language from the Town of Waxhaw and the Town of Weddington that defines dwellings and kitchens.

The Planning Board discussed this item in depth.

ACTION: The Planning Board directed Mr. Ammanamanchi to draft a text amendment using the Town of Waxhaw's example for dwellings for review at their meeting in January 2020.

3. Discussion of Impacts of the Resident Survey Results

The Planning Board discussed take-aways of the survey results:

- People were in favor with a downtown Marvin, but did not want more traffic
- Keep Marvin a small town
- No commercial development
- Traffic calming
- Neighborhood focused retail
- Walkability
- Would except higher taxes for more security
- More law enforcement visibility

UNFINISHED BUSINESS ITEMS

1. Discussion and Consideration of Chapter 5 of the Land Use Plan

The Planning Board agreed to move the Land Use Plan discussion to their December meeting.

AGENDA ITEMS

1. Review of Action Items

- Mr. Ammanamanchi will draft a text amendment using Waxhaw's example for dwellings and kitchens.
- Add Accessory Structures discussion on the future agenda.
- Staff will send Planning Board the word versions of the Land Use Plan. (mark-up and a cleaned versions)
- Mr. Ammanamanchi will incorporate the old survey results into the new survey.

2. Board Member Comments

No comments were made.

ADJOURNMENT

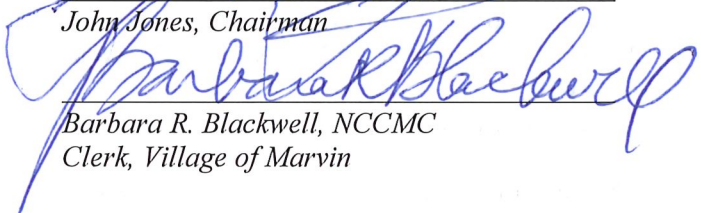
MOTION: Mr. Jones made a motion to adjourn the meeting at 8:40 pm.

VOTE: The motion passed with a unanimous vote.

Adopted: _____

12/17/2019


John Jones, Chairman


Barbara R. Blackwell, NCCMC
Clerk, Village of Marvin



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TO: Planning Board

FROM: Rohit Ammanamanchi, Senior Planner/Zoning Administrator

SUBJECT: Review Final Plat of Minor Subdivision Application #19-12335 “803B Woodland Forest”

DATE: November 19, 2019

Background

Jennifer Thompson, on behalf of the owner, Matthew Cobb, submitted an application for a minor subdivision of the 10-acre lot at the back of the Woodland Forest neighborhood into a total of two lots. One 7.91-acre residual lot will contain the existing house, while the new 2.04-acre lot will have one new house. The current lot is zoned R, and qualifies for a small-tract, minor subdivision for meeting the following requirements:

- ***Involving not more than four lots:*** The subdivision proposal creates a total of two lots.
- ***On an existing approved street:*** All new lots will have frontage on Woodland Forest Road *with the condition* that they dedicate a corner of the tract to public right-of-way so that both lots will have the minimum 50 feet of frontage on a public road.
- ***Not involving any new street***
- ***Not requiring extension of public water or sewer:*** The current lot has well and septic, and the new lot will have well and septic.
- ***Creating no new or residual parcels not conforming to the requirements of these regulations and related ordinances:*** The new lot and the one residual lot containing the existing house comply with ordinances pertaining to lot design in Marvin’s R-zoning. *However*, it should be discussed whether the current shape of the proposed lot qualifies as a “radial” shape, because “flag lots are prohibited” as per §150.063(J).
- ***However, if a subdivider owns any property adjacent to the property being subdivided, the subdivision shall not qualify under the abbreviated procedure for a minor subdivision:*** The owner does not own any adjacent property.

Current

Staff would like Planning Board to review the subdivision application, and provide revisions to the final plat, or recommend approval to Village Council.